


**City of Peoria**
**JEFF TYNE, ICMA-CM  
CITY MANAGER**

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 Peoria, Arizona 85345  
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November 15, 2017

 Ms. Noemi Emeric-Ford  
 U.S. EPA Region 9  
 75 Hawthorne Street, SFD6-1  
 San Francisco, CA 94105

**RE:   Application by City of Peoria, Arizona  
       U.S. EPA Brownfields Site-Specific Assessment Grant (Fiscal Year 2018)  
       Proposed 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park  
       Peoria, Arizona 85345**

Dear Ms. Emeric-Ford:

The City of Peoria is pleased to submit the enclosed application to the United States Environmental Protection Agency (U.S. EPA) for a Site-Specific Assessment Grant as part of the U.S. EPA Fiscal Year 2018 Brownfield Grant Competition. Funding will be used to assess, provide cleanup planning and opportunities for community engagement for the Proposed 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park in Peoria, Arizona.

The Proposed 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park site, in south Peoria is the focus of this application. The surrounding community is characterized by low-income and minority neighborhoods with limited local access to recreational amenities and pedestrian friendly trails.

The City of Peoria has completed extensive recreational use planning and has leveraged resources for the redevelopment of this Site. The creation of a trailhead and fitness park will erase the blighted and empty parcel, reconnect the local community to the New River (a local river) and create a vibrant and healthy space for our residents.

Additional requested information is provided below.

**a. Applicant Identification:**

 City of Peoria  
 8401 W. Monroe Street  
 Peoria, Arizona 85345

**b. Funding Requested:**

- i)     Grant Type: Assessment
- ii)   Assessment Grant Type: Site-Specific
- iii)   Federal Funds Requested: \$165,000
- iv)    Contamination: Hazardous Substance

c. **Location:** Peoria, Maricopa County, Arizona

d. **Property Information:** Proposed 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park  
Address: Olive Avenue on the west side of New River  
Zip Code: 85345

e. **Contacts:**

i) **Project Director**

Name: Kathy Sponsel, LEED AP  
Architect, City of Peoria  
Phone: (623) 773.7636  
Email: Kathy.Sponsel@peoriaaz.gov  
Mailing Address: 9875 North 85<sup>th</sup> Avenue  
Peoria, Arizona 85345

ii) **Chief Executive/Highest Ranking Elected Official**

Name: Jeff Tyne  
City Manager, City of Peoria  
Phone: (623) 773.7739  
Email: jeff.tyne@peoriaaz.gov  
Mailing Address: 8401 West Monroe Street  
Peoria, Arizona 85345

f. **Population:**

i) **General Population:** 160,231

ii) N/A

iii) Maricopa County is not considered to be a county experiencing "persistent poverty".

g. **Regional Priorities Form/Other Factors Checklist:** Please see attached checklist.

h. **Letter from the State or Tribal Environmental Authority:** Please see attached Letter from the Arizona Department of Environmental Quality.

We appreciate the opportunity to participate in this grant process and your consideration of our proposal. If you have any questions related to the City's proposal, please contact me at (623) 773-7739 or Jeff.Tyne@peoriaaz.gov.

Sincerely,



Jeff Tyne  
City Manager

## Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Peoria, Arizona

### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Leveraging New/Expanded Transit Investments to Reduce Air Pollution

Page Number(s): 1,3, 10 and 11

### Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	8
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



Douglas A. Ducey  
Governor

# ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Misael Cabrera  
Director

*Via U.S. Mail and email*

October 31, 2017

VRP18-081

Ms. Kathy Sponsel  
Architect  
City of Peoria- Development and Engineering Department  
9875 N. 85<sup>th</sup> Avenue  
Peoria, AZ 85345

Re: Site-Specific Brownfields Assessment Grant for the City of Peoria

Dear Ms. Sponsel,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter in support of the City of Peoria's application to the Environmental Protection Agency (EPA) for a FY 2018 Site-Specific Brownfields Assessment Grant.

ADEQ believes that the FY 2018 Site-Specific Brownfields Assessment Grant will be a good use of funding. The grant will be used to assess a parcel of property adjacent to the New River Trail at 99<sup>th</sup> Avenue and Olive Avenue in the City of Peoria. The initial design concepts include Trail Head amenities such as trail access, parking, restrooms, and area lighting. The goal of this grant is to provide more detailed information about the site. Historical geotechnical investigation was performed but data breaks remain. The grant will provide funding for additional investigation including sampling soils that appear stained in one of the test pits and the potential impacts to groundwater.

It is our pleasure to support the City of Peoria and we look forward to continued success with the program. ADEQ fully supports the City of Peoria and stakeholders with their important Brownfields projects and we look forward to providing the communities and stakeholders with additional services and funding opportunities.

Sincerely,

Jennie E. Curé, Brownfields Coordinator  
Voluntary Remediation Programs Unit Waste Program Division

**Main Office**

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## **Narrative Proposal**

### **1. Community Need**

#### **a. Targeted Area and Brownfields**

##### **i. Community and Target Area Description**

A historic destination for rail, surface mining and agriculture, the City of Peoria, Arizona was settled in 1896, incorporated in 1954 and became a rapidly growing community in Maricopa County; it is a major suburb in the Phoenix Metropolitan area's West Valley. Sports and recreation are defining characteristics of the City, having hosted spring training for Major League Baseball teams since the 1970's (such as the San Diego Padres and the Seattle Mariners) at the Peoria Sports Complex. As Peoria recovers from the housing downturn in the 2000's that substantially impacted the Phoenix housing market and works to invigorate commercial opportunities in the West Valley, the community is also increasingly focused on natural resource planning and multi-modal transportation that includes trail development, promoting walkability and fostering a healthier lifestyle. In response to the region's severe air quality issues and in collaboration with adjacent cities and regional organizations, the City works diligently to reduce air emissions and improve air quality in our region. The 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park Site (Site) is a proposed 14 acre park located along the New River and its namesake trail in the southern portion of Peoria. Historic surface mining and subsequent illicit dumping at the Site has contributed to blight and vacancy on what is now planned to be a vibrant and healthy resource for neighboring residential developments and the larger community.

Since the 1940's, the Site and vicinity was excavated for sand and gravel. That excavation, covering most of the Site, was subsequently filled with soil and debris until the mid-1960s. The nature of the fill material was not documented at the time of placement, but historical disposal areas are common along the ephemeral rivers in the Phoenix Metropolitan Area, and normally contain varying amounts of construction debris and household trash. After filling ceased, the Site was apparently graded and crossed by an unpaved extension of 99<sup>th</sup> Avenue until 1992, when the road was abandoned. The Site has been vacant and unused since that time in private ownership. The City is working with the current owner to ultimately acquire the Site, as no private development will take on the environmental challenges at the Site.

In spite of the historic disinvestment at the Site, the City and the community have recently generated tremendous momentum to redevelop the Site. As early as 1999, in cooperation with the Maricopa Association of Governments and the Flood Control District of Maricopa County, the City of Peoria began the planning and the development of the New River Trail – creating the opportunity to connect neighborhoods and recreational uses through the southern portion of Peoria. Since then, the City has worked with the community on multiple initiatives to revitalize the New River corridor. Specifically, the proposed 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park is included in the City's Capital Improvement Plan.

The community's goal is to revitalize this 14-acre project site into a trailhead and park – a central and positive focus of community growth and attraction. With limited funding, the City has completed exploratory geotechnical investigation. This activity has highlighted the critical need for site-specific assessment dollars to complete a Phase I ESA and a comprehensive Phase II ESA prior to acquisition. While the park plans have been made and redevelopment funds have been leveraged, the environmental legacy of the Site weighs heavily on the City's efforts to continue to move forward. These site-specific assessment grant dollars would provide essential funds to bring





the community's vision for the 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park project into reality.

ii. Demographic Information and Indicators of Need

**Table 1 – Socioeconomic & Demographic Factors**

	<b>85345 Zip Code</b>	<b>City of Peoria</b>	<b>State of Arizona</b>	<b>United States</b>
<b>Population</b>	58,852	160,231	6,561,516	316,127,513
<b>Unemployment Rate</b>	<b>6.7%</b>	4.4%	5.3%	8.3%
<b>Poverty Rate</b>	<b>18.48%</b>	10.28%	18.24%	15.5%
<b>Percent Minority</b>				
<i>African American</i>	<b>5.5%</b>	3.35%	4.18%	12.6%
<i>Hispanic</i>	<b>35.16%</b>	19.7%	30.13%	16.9%
<b>Median Household Income</b>	<b>\$44,513</b>	\$63,025	\$49,928	\$53,889
<b>Sources: US Census, 2011-2015 American Community Survey</b>				

As the table above indicates, the population of the zip code area that includes the Site and surrounding area exhibits a notably higher percentage of low income residents, higher unemployment rates and a largely minority community compared to the City and State demographics. Poverty rates in the area including the Site (18.48%) are nearly double the rates reported for the City as a whole. **Twenty-three percent of the children in the project area have lived below the poverty threshold** in the last 12 months and **16% of the senior citizens in the area have lived below the poverty line**. The median household income of the project area (\$44,513) is well below the City's (\$63,025) and is also less than the state and national median household incomes. Of the four schools in the Project Area, **63.5% of the students qualify for the free and reduced lunch** program.

iii. Description of Brownfields

The City intends to assess the 99<sup>th</sup> Avenue and Olive Site which is in close proximity to our highest-need community and neighborhoods. These areas, and the Site specifically, have strong redevelopment potential and recreational use potential that is hindered by the stigma of environmental contamination, and have been a focus of community planning efforts. The Site is located adjacent and north of the Sun Garden Mobile Home Park (with over 230 mobile home units) and 0.10 miles south of several low-income, single family and multi-family neighborhoods.

A limited geotechnical investigation was performed on the Site in 2015, including drilling of four soil borings and test pits on the Site. The investigation identified "undocumented fill" extending up to 35 feet below ground surface. The fill material contained trash such as cloth, carpet, paper, wood, rubber, tires, Styrofoam, wire, glass, concrete, brick, and plastic. Laboratory analysis of four soil samples collected from the borings detected low concentrations of volatile organic compounds, semi-volatile organic compounds, and polychlorinated biphenyls. Soil staining observed in one of the test pits was not sampled, building materials were not sampled for asbestos containing materials and potential impacts to groundwater were not evaluated. It is not uncommon for old landfill areas such as this to be generating methane, even after 40 years in the dry climate of the Phoenix metropolitan area. Because there is not an engineered cover over the landfill or a landfill gas control system, this methane could be released to the atmosphere as surface emissions.

Further delineation of the lateral and vertical extents of the landfilled area and the potential for



landfill gas and contaminants in the soil and groundwater will be required prior to park redevelopment.

The Site is known in the community as a former dumping site. Combined with its close proximity to neighborhoods, the New River and the New River Trail this vast and vacant property creates an access issue and a perception of a wide and negative environmental condition in the area. The unknown and perceived environmental risks have complicated any other redevelopment scenarios.

## **b. Welfare, Environmental, and Public Health Impacts**

### **i. Welfare Impacts**

As is typical around many ephemeral stream banks in the region, illicit dumping has created a blight and safety issue for pedestrians and New River trail users in vicinity of the Site. The presence of the 99<sup>th</sup> Avenue and Olive Site has had a social impact through blight. Blight encourages trespassing, vandalism, and illegal dumping. In desert regions such as this, **trespassing on vacant, unpaved lots creates dust that impacts the health of nearby residents as well as regional air quality.** Vacant lots filled with illegal dumping put residents directly at risk to exposure of environmental hazards associated with waste.

The large vacant parcel of land also makes access to existing trails and infrastructure more challenging. In turn, access issues are often a determining factor for park and trail use. While the New River Trail was intended to connect neighborhoods to commercial and retail corridors, the neighborhoods in vicinity of the Site lack this connectivity. The Site places a **physical and social barrier in the community, reducing connectivity, walkability and livability in one of the most economically disadvantaged portions of the City.**

A study by the *National Recreation and Parks Association in 2014*, evaluated park access and equity in promoting public health. Guided by an environmental justice (EJ) philosophy, researchers and professionals in parks and recreation and public health have increasingly looked at ‘park deserts’ in the same way that many communities are focusing on eliminating ‘food deserts’ and other environmental risk factors that disproportionately impact low-income and minority residents. Similar to other EJ communities, Project Area residents’ health behaviors and outcomes are likely influenced by lower education levels, less disposable income, and stress and fear associated with racism and poverty. However, the NRPA study goes on to state that **disparities in access to environmental resources that facilitate physical activity could also be a major factor in overall health within low-income and minority populations.**

### **ii. Cumulative Environmental Issues**

Multiple environmental factors within the community/region have compounded to increase the environmental risk to residents in vicinity of the 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park Site. Car-dependent commuters, long commutes in the Phoenix metropolitan area, and congestion contribute to high ground-level ozone and fine particulate matter. Average commute times throughout the Phoenix Metropolitan area are approximately 26 minutes, adding to local air quality concerns. Public transportation options do exist but are utilized by only 2.4% of commuters. For those who do not live within walking distance of the New River Trail system, **creation of this access point will reduce the miles driven because the closest access point with parking is currently over six miles away.**



In addition, large areas of open land in the area are specifically contributing to fine particulate matter, as dust is generated from these properties. The Phoenix Metropolitan Area and Maricopa County **is currently an Environmental Protection Agency serious nonattainment area for fine particulate matter and nonattainment area for ground level ozone standards.**

Additional abandoned surface mining areas are present along the river corridor to the east of the Site. These former excavations have also had illegal dumping and increase the risk of soil and groundwater contamination from runoff of petroleum or other chemicals, exposing residents to contaminants and other hazards.

### iii. Cumulative Public Health Impacts

Currently, walking and biking paths such as the New River Trail in the Project Area that are designed to provide connectivity between residential neighborhoods and commercial corridors **lack safe and convenient access points for the public.** Data collected from the Fatality Analysis Reporting System indicate **19 bicyclist fatalities** in Maricopa County in 2013.

Chronic exposure to airborne carcinogens has led to increased cancer incidence rates which are higher for Maricopa County than elsewhere in the state of Arizona.

Long commute times and lack of access to pedestrian-friendly streets, trails, and park space contribute to more sedentary lifestyles, more time spent indoors, and more adults who are overweight or obese. The Arizona Department of Health Services estimates that **78% of adults in Maricopa County are considered to be at an unhealthy body weight.** Approximately 25% of high school aged children in Maricopa County are also designated overweight or obese. Numerous health problems and diseases are linked to being overweight or obese. These include diabetes, high blood pressure, heart disease and stroke, certain types of cancer and pregnancy problems.

## **c. Financial Need**

### i. Economic Conditions

Throughout the conceptual planning and improvements on the New River Trail, the City of Peoria has actively sought grant dollars to bridge the gap between our ability, through municipal funds and actions, to invest in trail improvements and the needs of our community. While the City has allocated funding for the redevelopment of the park and trailhead, the unknown environmental condition of the Site creates financial uncertainty for the City.

In May 2017, the City was presented with an opportunity to receive the Site by donation. With this donation, the scope and complexity of the project has changed significantly. Originally planned as a one-acre trailhead with basic amenities, the proposed projects is now much more extensive. However, the City sees great value in working through the challenges on the Site and providing a unique recreational amenity on a property that, because of the environmental challenges, would otherwise never be brought back into beneficial reuse for the community.

The City's capital budget process is a 10-year plan, with a wide array of city-wide enhancements. The environmental assessment that is the scope of this grant application was never contemplated in the budget planning process. The City is strategically applying for grant opportunities in order to leverage our limited Capital Improvement Plan (CIP) resource dollars.





Arizona's enabling act for municipalities is codified in Sec. 9-465.05, Arizona Revised Statutes (ARS). In 2011, the legislature passed and the governor signed, SB 1525. The bill constituted a major overhaul of Arizona's enabling act. **The result has had an estimated \$7 million annual negative impact on the City of Peoria's municipal budgets.** This reduction along with continued community growth and an ever-aging infrastructure has placed a budgetary strain on the City's resources. Proposed cuts to the grants that EPA gives states to support brownfields programs also increases the importance of this grant.

## ii. Economic Effects of Brownfields

Perceived environmental impacts around this Site and surrounding vacant sites have been damaging. Empty lots with environmental stigma have **detracted from the Project Area's desirability, reinvestment potential, stability, and sense of community.** The Site is highly visible from the heavily-traveled Olive Avenue Bridge over the New River, which amplifies these negative perceptions for residents and visitors alike. Creating an inviting "gateway" view to the area can **improve the desirability of the area, which in turn can increase property values and tax revenues.**

## **2. Project Description and Feasibility of Success**

### **a. Project Description, Redevelopment Strategy, and Timing and Implementation**

#### i. Project Description and Alignment with Revitalization Plans

The City of Peoria is requesting \$165,000 in site-specific hazardous assessment dollars for the environmental assessment and cleanup planning of the Proposed 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park. A Phase I Environmental Site Assessment (ESA) is proposed prior to the City's acquisition of the Property. A Phase II ESA and cleanup planning is also proposed to delineate the nature and extents of the debris buried on the Site, environmental concerns that will impact the safe and beneficial re-use of the Site or environmental conditions originating on the Site and potentially migrating to adjacent properties.

This Site has been in discussion for park planning and recreational redevelopment activity for multiple years. The City has actively pursued the redevelopment of the Site or a portion of the Site into a trailhead and fitness park since 2014, including adding the project to the Peoria Capital Improvements Plan (CIP) for Fiscal Year 2014-2023. The City updates its 10-year Capital Improvement CIP annually, which is intended to anticipate and budget costs associated with improving the City's infrastructure. Projects are described, discussed, scheduled and budgeted in order to provide a comprehensive synopsis. The plan also allows for scheduling the construction of improvements so they are operational at the time of need. Improvement projects listed in the plan are directly related to the level of service the City strives to maintain for its citizens. The approved CIP reflects City policy and strategies to maintain the established level of service. The CIP allocated \$1.9 million to the Trailhead and Fitness Park improvements.

The Peoria Parks, Recreation, Open Space, and Trails Master Plan (PROST), updated in 2006 and the regional West Valley Corridor Plan call for the provision of a trailhead and comfort station along the New River Trail system. The timing of the 99<sup>th</sup> Avenue and Olive Site redevelopment is also consistent with the construction of the New River Trail between Northern and Olive Avenue (a portion of the trail located south of the Site).



As part of the conceptual development and research into the proposed 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park, the City consulted with multiple stakeholders and many of the following local and regional plans for a consistent vision and expectation for the Site:

- Parks, Recreation, Open Space, and Trails (PROST) Master Plan, Update (2006)
- Trails and Rivers Master Plan
- Desert Lands Conservation Ordinance
- West Valley Recreation Corridor Plan
- West Valley Multi-Modal Transportation Corridor Master Plan (2001)
- Maricopa County Regional Trail System Plan
- New River and Agua Fria Watercourse Master Plan

Each of these plans outline the community's desire for the development of safe, multi-use and inter-connected path and trail systems throughout the City of Peoria and the West Valley region. A specific goal and plan for the development of a system of paths and trails that "connects major recreational, educational and economic centers throughout the City and adjacent cities" is also outlined in the PROST.

The community participation activities conducted in each of these planning studies provided valuable insights from all sectors of the community. The City intends to build on this momentum and foster the same level of community input during the implementation and administration of the proposed brownfields grant by providing numerous opportunities for public involvement and dialogue.

#### ii. Redevelopment Strategy

The proposed trailhead and fitness park is intended to provide public access to the existing and proposed recreational and commuter trail system that parallels the New River. The features anticipated for the trailhead include a gated vehicular access drive with ingress and egress from an adjacent street. A small monument sign or trailhead marker will be indicated to provide an identifier and visual queue to provide public awareness for the facility. Parking spaces will be designated for patrons. A staging area for trail users will be provided and it is anticipated to include benches for seating, some form of a permanent overhead shade structure, a chilled drinking fountain and a second water source for pet use, there will also be a connection to the river trail pathway. A series of fitness loops and fitness nodes will also be included. Existing habitat for the endangered burrowing owl will be preserved and protected.

Through the use of brownfields assessment funds, the City intends to evaluate the environmental condition and extent of the buried debris on-site. Cleanup planning will also be accomplished through the grant funding. While funding for redevelopment has been secured, the City is actively seeking additional funding to support any necessary remediation. The current property owner has agreed to allow site access.

#### iii. Timing and Implementation

##### ***Procurement***

City staff will create a qualifications based request for proposals, using standard City procurement practices, to select a qualified environmental consultant to complete the anticipated environmental



assessment. Contractor procurement will require City Council approval and contract documents will require approval and review from the City Attorney. Typical time to be placed on the Council agenda is approximately three weeks.

***Site-Specific Proposal -describe existing conditions***

The Site (14 acres) includes parcels currently owned by a family trust. The Site also includes small easements under the jurisdiction of both the Maricopa County Flood Control District and the Maricopa County Transportation Department. Armored bank protection (soil cement) along the bank of the New River defines the Site's eastern boundary. There is an existing concrete trail underpass that extends under Olive Ave. with an exit ramp daylighting at the northeast corner of the Site. An armored open drainage channel diagonally bisects the Site before it enters a headwall pipe that then flows into the river. There are also a number of burrowing owl habitat structures that have been installed south of the open drainage channel that will be preserved and protected through the planned redevelopment. The surface of the Site is generally flat and covered with soil and limited vegetation. Limited geotechnical analysis indicated that illicit dumping and debris is buried as deep as 35 feet over the majority of the 14 acre site.

**i. Task Descriptions**

The Programmatic Support tasks for the grant will include the management and execution of the grant, including grant deliverables of EPA quarterly reports, MBE/WBE forms, updates to the EPA ACRES database, and other programmatic support necessary to maintain compliance with EPA cooperative agreement terms and conditions. The City has committed to using in-kind staff time as leveraged funding for this task and it is therefore not included in the budgeted tasks below.

**Task 1 – Phase I Environmental Site Assessment (\$5,000):** This task includes identification and documentation of recognized environmental conditions (RECs) associated with the current and historic usage of the Site and adjoining properties, nearby off-property sources of potential impact, and the potential environmental impact on the Property from surrounding conditions or activities. The assessment will follow generally accepted and established practices as promulgated by ASTM International (ASTM), using Method E1527-13. In addition, this assessment will incorporate the requirements of the United States Environmental Protection Agency *Standards and Practices for All Appropriate Inquiries; Final Rule* published in the Federal Register, Part III, 40 CFR Part 312 dated November 1, 2005. The Phase I ESA will be updated as necessary to ensure that it is current at the time the City takes ownership of the Site.

**Task 2 –Phase II Environmental Site Assessment (\$100,000):** This task includes activities related to the assessment of potential contaminants of concern in the identified buried debris. A Quality Assurance Project Plan (QAPP) and Field Sampling Plan will be completed for review and approval by EPA. With consent, the Phase II ESA work will be initiated and project reports will be developed. Phase II ESA activities (soil borings, trenching, debris and landfill gas testing, and possible groundwater testing) are estimated at \$100,000. Based upon current understanding of historical site uses as well as information gathered during a limited geotechnical investigation in 2015, asbestos-containing building materials may be buried onsite and will be assessed in conjunction with the soil and groundwater assessment activities. All Phase II ESA and asbestos assessment activities will be conducted by qualified environmental professionals in accordance with current ASTM standards.



**Task 3 –Cleanup & Reuse Planning (\$45,000):** Funding is included to support remedial and reuse plans developed by qualified environmental and land use professionals. The City estimates that cleanup and reuse planning will be required for the entire 14-acre project area at a total cost of \$45,000. Staff time for this task will be leveraged by the City. Preparation of cleanup plans will be consistent with requirements of the Arizona Department of Environmental Quality.

**Task 4 – Community Engagement & Involvement (\$15,000):** The community engagement and involvement budget supports stakeholder involvement. A Community Involvement Plan will be completed under this task. The devoted \$15,000 in grant funds will be used to expand on the City’s community initiatives specifically related to this Site and provide for consultant support on technical stakeholder discussions. A total of \$5,000 has been budgeted to this task for selected City staff to travel to the National Brownfields Conference.

## **ii. Budget Table**

### **Proposed Budget**

<b>Categories</b>	<b>1. Phase I ESA</b>	<b>2. Phase II ESA</b>	<b>3.Cleanup/Reuse Planning</b>	<b>4.Community Involvement</b>	<b>Total</b>
Personnel	-	-	-	-	\$0
Fringe	-	-	-	-	\$0
Travel	-	-	-	\$5,000	\$5,000
Equipment	-	-	-	-	\$0
Supplies	-	-	-	-	\$0
Contractual	\$5,000	\$100,000	\$45,000	\$10,000	\$165,000
<b>Subtotal</b>	<b>\$5,000</b>	<b>\$100,000</b>	<b>\$45,000</b>	<b>\$15,000</b>	<b>\$165,000</b>

### **c. Ability to Leverage**

The City of Peoria has focused spending and grant dollars from various public agencies in vicinity of the proposed trailhead and park for nearly five years. In this time the City has worked to build the New River Trail improvements and create safe and sustainable infrastructure in hopes of leveraging additional funding for the trailhead and fitness park. These projects and expenditures have included:

- \$700,000 –for proposed, reclaimed water booster station land approximately 0.75 miles from the proposed park/trailhead site.
- \$1.13M – 99th Avenue Reconstruction (over another partial landfill in the site vicinity)
- \$2.08M -New River Trail improvements funded by City of Peoria, Arizona Department of Transportation (ADOT), Congestion Mitigation and Air Quality (CMAQ) funding and Transportation Equity Act federal funds
- \$95,000 – 99th Ave Compass Study
- \$1.27M – Olive Avenue Underpass at New River funded by City of Peoria and ADOT



Specifically, for leveraged resources related to the environmental assessment, management of the cooperative agreement and redevelopment funding, the City of Peoria has the following secured resources:

Source	Purpose/Role	Amount (\$)	Status
City of Peoria	In-kind services toward the management of the cooperative agreement.	\$21,600	Secured resource
Capital Improvement Plan and Municipal Bonds	Funding for park improvements.	\$1,985,908	Secured resource

### **3. Community Engagement and Partnerships**

#### **a. Engaging the Community**

##### **i. Community Involvement Plan**

The City recognizes that it is essential to include community residents and stakeholders throughout all phases of project planning and implementation. Therefore, a Community Involvement Plan (CIP) will be developed to plan and implement brownfields activities. We have had important successes engaging the community through recent planning initiatives related to the New River Trail. Our local business community is active and our residents have a rich history of involvement with neighborhood associations and non-profits working on environmental, natural resource and health issues. We feel confident that we have existing relationships and the right variety of media to reach these organizations and engage them throughout the grant cycle.

The City has a webpage dedicated to the 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park project and has a system in place to update the page on a monthly basis. The City's Parks and Recreation board meets on a monthly basis to invite the public to discuss upcoming projects. The community surrounding the Site will be invited to the public meeting when this project is discussed. The meeting invitations will be mailed. We have also established an email list of local Home Owner's Associations and special interest groups. The City met with a local mother's group while crafting our initial trailhead and fitness park concept. That outreach will continue, once we have started to gather the assessment data and cleanup planning.

##### **ii. Communicating Progress**

The City will strive for community acceptance and consensus among stakeholders throughout planning and implementation of the Brownfields Grant. The CIP will be designed to explain and communicate project activities to the target community as a whole, and appropriate interested parties. Various neighborhood associations and community organizations have committed to helping disseminate Brownfields related information to local residents and businesses at regular public and community





meetings. Progress information will be dispersed through publishing and mailing notifications, updating social media, updates to the City and project website, press releases, and updates at the Parks and Recreation Board meetings and neighborhood meetings. The City believes utilizing these methods to provide Brownfields assessment progress updates are the most appropriate and effective methods for reaching the targeted community.

The City also intends to publish all information from community meetings and outreach efforts in both English and Spanish. If appropriate, the City will provide interpreters and/or translators for non-English speakers and deaf persons at public meetings. In addition, reasonable accommodations will be made for persons with disabilities.

#### **b. Partnerships with Government Agencies**

##### **i. Local/State/Tribal Environmental Authority**

The Arizona Department of Environmental Quality (ADEQ) oversees the Brownfields Program for the State. The City of Peoria has worked in conjunction with ADEQ on site assessments and cleanups and is familiar with their requirements. During the life of the grant, the City will involve ADEQ in review and approval of cleanup plans and other site assessment activities.

##### **ii. Other Governmental Partnerships**

The City of Peoria currently partners with various government agencies, small and large, to foster redevelopment and accomplish sustainable infrastructure development near the Site. Locally, the City works closely with Maricopa County, the Maricopa Association of Governments, the Arizona Department of Transportation, and the Flood Control District of Maricopa County to develop transportation plans, parks and recreation master plans, regional land use plans and flood control management.

#### **c. Partnerships with Community Organizations**

##### **i. Community Organization Description and Roles**

Peoria prides itself on the amazing community groups that consistently collaborate with the City on improving the health and vitality of our residents and environment. We have identified and reached out to numerous homeowner's associations and sustainability and open space groups that have a vested interest in the Site's redevelopment as a sustainable, natural space for our community. Below are community organizations that have made firm commitments to the planning and implementation of the City's Brownfield Program.

<b>Community Organization</b>	<b>Organization Description</b>	<b>Role(s)/Commitment(s)</b>
Central Arizona Conservation Alliance	Non-profit conservation group	CAZCA will support to through opportunities to share the project within its partnership and participation in community outreach and meetings.
Arizona State University Sustainable Cities Network	Educational sustainability group	ASU SCN will involve their membership and participate in community outreach meetings; providing and gaining insight into best practices for landfill redevelopment.



FitMom	Mothers Fitness Group	FitMom will continue to contribute to the program planning and community outreach for the proposed park. They will attend public meetings and distribute information regarding the brownfields site.
Sun Air Estates, Unit 1	Senior Homeowner's Association	Sun Air Estates, Unit 1 will attend public meetings and distribute information regarding the brownfields site.
Maricopa Association of Governments	Regional Planning Organization	MAG will provide information regarding the brownfields properties and participate in community outreach related to the Project.

ii. Letters of Commitment

Appendix 1 contains letters of commitments from community organizations dedicated to the 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park success.

**d. Partnerships with Workforce Development Programs**

The City of Peoria – Community Services Department is a sponsor of a group-supported work program for individual with cognitive disabilities. One of the work tasks is light landscaping and maintenance. The proximity of the Site would serve as a feasible destination for connecting this unique workforce with a valued assignment.

In addition, the City uses parks and trails as an opportunity to educate citizens about services and resources available to them. *Peoria Support*, a program of the Planning and Community Development Department, participates in park events, produces educational materials and serves to connect citizens in need with relevant resources. The City will look for opportunities to engage the *Peoria Support* program for this Site from both workforce development opportunity and community outreach.

**4. Project Benefits**

**a. Welfare, Environmental and Public Health Benefits**

As discussed in Section 1, the community surrounding the Site represents some of Peoria's most disadvantaged populations. This portion of Peoria has high unemployment and poverty rates and suffers from poor health and economic outcomes related to exposure to air pollutants, obesity, safety and access to services.

**The trailhead will provide multi-modal transportation options as well as improve overall accessibility and safety to the trail and surrounding community.** Lack of transportation and services continues to be an issue for Peoria residents. We have partnered with Benevilla's Home Service to help homebound and physically impaired individuals in the community. Peoria promotes these services through the Community Resource Guide. We anticipate that the 99<sup>th</sup> Avenue Trailhead Park **could serve as a hub for pick-up and drop-off for many of the non-profit organizations in the area.** Specifically serving the surrounding disadvantaged community.

The trailhead will specifically **increase access to the trail and river for the most sensitive populations in the community.** The very young and very old will have immediate access to nature and the trail



without the possibly prohibitively long walk to the trail. The New River Trail does not follow the transportation corridor, but rather the River. The trail has been improved with underpasses to avoid intersections. The trail is currently 10 miles that never shares the road or crosses paths with a vehicle.

This large catalyst site is a prime opportunity for **green, infill development that will help reduce traffic and congestion, in turn improving air quality**. Redevelopment of the Site will also mitigate stormwater runoff from the debris site and reduce the environmental risk to surface and groundwater.

#### **b. Economic and Community Benefits**

While the 99<sup>th</sup> Avenue and Olive Trailhead Park will not generate direct revenues, the City anticipates that the investment the City makes in the trailhead will be a catalyst for additional services and redevelopment in the surrounding community. By tackling the environmental and economic hurdle of the debris-filled Site, the City hopes to attract additional reinvestment; creating jobs and opportunity for the adjacent disadvantaged community. Access to the trail will enhance connectivity and mobility and in turn increase healthy outcomes for our community; potentially lowering health care costs for individuals and public assistance programs.

The redevelopment of the Site into a recreational space will promote and protect the environment and contribute to improved air quality through sustainable low impact development, and green infrastructure that also contributes to a reduction in air emissions. This green infrastructure is demonstrated in the park planning:

- The City has a waste water reclamation facility approximately two miles from Site and a booster pump station within  $\frac{3}{4}$  of a mile. The City is studying the cost to pipe the reclaimed water to the proposed site and a nearby golf course for landscape watering. This system would not only provide water conservation but create savings for water use at the Park.
- The lighting planned for the park will be LED sensor and time clock controlled to save energy and save money.
- The Park will have both trash and recycle cans to reduce the amount of items hauled to the landfill.
- The plumbing fixtures will be water conserving or sensor activated fixtures. This feature will also create operational cost savings.

The New River Trail is one of Peoria's most treasured recreational amenities. The 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park will allow the disadvantaged community surrounding the Site access to utilize the system as a free and safe connection to nature and as a means to stay active and healthy.

### **5. Programmatic Capability and Past Performance**

#### **a. Audit Findings**

The City has not received an adverse audit finding for any of the State or Federal grants it has received.

#### **b. Programmatic Capability**

The City has considerable experience with both grant management and the redevelopment of



former industrial sites. If awarded funding, the following City staff will be involved in project implementation:

- *Brownfields Project Director and Grant Specialist:* Kathy Sponsel, Architect in the Architectural Services Division of the Development and Engineering Department. Kathy is a Project Manager for City building projects ranging in size from \$50,000 to \$30M projects. She is currently managing \$900K Veterans Memorial construction, \$500,000 Trailhead design, and \$125K Sports Complex asphalt improvements. Within the last year she has managed the City's downtown demolition and cleanup efforts.
- *Brownfields Supervisor:* Ed Striffler, Manager of the Architectural Services Division of the Development and Engineering Department.
- *Grants Coordinator for the City:* Tamara Shreeve, City Manager's Office

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

At the conclusion of the grant funded project, a report reviewing the project will be prepared and transmitted to EPA. The Phase I ESA and Phase II ESA will be entered into EPA's ACRES system. The assessment grant will minimize exposures to contaminants by identifying contamination and assisting with cleanup planning to remediate/mitigate the site and prepare it for reuse. Projected outputs & outcomes from brownfields projects are listed below:

- Participation of stakeholders in outreach activities and reuse planning
- Phase I ESA completion
- Phase II ESA and cleanup plans completion
- The increase in property values as a result of public investment
- Leveraged dollars

**d. Past Performance and Accomplishments**

**ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

The City of Peoria is not a historic recipient of EPA Brownfield Funds.

The City of Peoria works consistently on projects funded through Federal Assistance Agreements. We partner with ADOT and other agencies to administer these projects. The City works with the selected design professional to ensure quality and timeliness of the permit documents. All of these projects go to the Low Bidder. The City then works with the low bidder to ensure the schedule and budget are met. Our current federally-funded projects range in size from \$60,000 for material purchases to \$14 million intersection improvement projects. For each of these grant opportunities the City has complied with deadlines, budgets, matching funds and documentation requirements.

A project recently completed with Maricopa Association of Government (MAG) funds is the Stadium Trail project. The MAG fund provided \$73,000 for a 15% design package to determine the best route for a two- mile stretch of trail that crosses busy streets and fortified drainage structures. Peoria took the lead in scheduling meetings and bringing together representatives from



the City of Glendale, Maricopa County Flood Control District, APS, and SRP. The project finished as scheduled, with a well-documented level of thought and detail. The 15% design package is being heavily relied on for three current development projects.

Specific to brownfields, the City recently worked through an ADEQ brownfields grant, detailed below:

### **1. Purpose and Accomplishments**

In 2016 the City of Peoria received a \$31,920 State of Arizona Department of Environmental Quality Brownfields State Response Grant (SRG). This ADEQ Brownfields SRG provided funding to conduct a Phase II Environmental Site Assessment at three properties in connection to property acquisition of an old dry cleaning facility.

The Phase II ESA found concentrations of volatile organic compounds (VOCs) from the soil gas samples collected exceeded the calculated screening levels for sub-slab and exterior soil gas concentrations for residential and commercial scenario values for PCE, TCE and chloroform.

Based on review of the soil gas analytical data collected during this investigation and comparison to target sub-slab and exterior soil gas concentrations obtained from the EPA VISL Calculator, further evaluation or mitigation of the vapor intrusion pathway at the site and adjoining properties appears warranted. Any redevelopment of the site and adjoining properties should consider soil vapor mitigation and installation of a vapor barrier for new buildings. A Risk Assessment and Soil Management Plan should be performed prior to construction activities. This assessment of the site gave the City the evidence needed to purchase the land.

### **2. Compliance with Grant Requirements**

As part of our agreement with ADEQ the City of Peoria coordinated access to the sites, updated the project schedule, documented the project progress through monthly reports and photographs, posted signage, and provide public outreach through website updates and public meetings outlining the project progress. These requirements were met in a timely manner without any prompting from ADEQ. We enjoyed working with ADEQ to reach a recommendation in the timeframe needed to acquire the properties.





## List of Appendices

### Appendix 1- Narrative Proposal Attachments

Documentation of Leveraged Resources

Letters of Commitment

### Appendix 2- Threshold Criteria Response Attachments



## Appendix 1-Narrative Proposal Attachments

### Documentation of Leveraged Resources



**City of Peoria**

**DEVELOPMENT AND ENGINEERING**

9875 North 85th Avenue  
Peoria, Arizona 85345  
T 623.773.7212  
F 623.773.7211  
engineering@peoriaaz.gov

July 31, 2017

Ms. Noemi Emeric-Ford  
U.S. EPA Region 9  
75 Hawthorne Street, SFD6-1  
San Francisco, CA 94105

**RE: Application by City of Peoria, Arizona  
U.S. EPA Brownfields Site-Specific Assessment Grant (Fiscal Year 2018)  
Proposed 99th Avenue and Olive Trailhead and Fitness Park  
Peoria, Arizona 85345**

Dear Ms. Emeric-Ford;

Since 2014, the City of Peoria has invested \$17,000 of project management staff time to date on the above referenced project. This time includes collaborative meetings with the Flood Control District of Maricopa County, Maricopa County Department of Transportation (MCDOT), and legal counsel for the Johnson Family Trust. The City of Peoria has funded and completed two geotechnical investigations to gain an understanding of the profile of the brownfield site(s). In addition, the City has commissioned conceptual designs, first for a river corridor trailhead, and subsequently for the potential of the adjacent parcel to serve as a fitness-centric park.

The City of Peoria anticipates that the Development and Engineering Department will dedicate no less than another \$21,600 of in-kind project management in the execution of the deliverables under the Site-Specific Assessment Grant.

If you have any questions regarding the City's commitment of project management resources, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward A. Striffler".

Edward A. Striffler, RA, LEED AP<sup>BD+C</sup>  
Architectural Services Manager

T 623.773.7721  
M 602.359.0212  
ed.striffler@peoriaaz.gov

Cc: None

# 99th Ave and Olive Trailhead

**Project Number:** CS00088      **Project Location:** 99th Avenue and Olive Avenue

**Description:**

This project is for design and construction of an access point to the New River Trail system with comfort facilities such as a restroom, drinking fountain, and resting areas. Since this is also near an equestrian area in our community, facilities will also include services that accommodate those wishing to access the trail on horseback. Coordination is necessary with the Maricopa County Flood Control District through the existing IGA. Site remediation may be required.

**Justification:**

This project is consistent with the Parks, Recreation, Open Space, and Trails Master Plan (PROST) and the West Valley Corridor plan to provide a trailhead and comfort station along the New River Trail system at various points. The timing of this project is consistent with the construction of the New River Trail between Northen and Olive.



Category	Funding Source	Carryover / Base	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Arts	Proposed GO Bonds	Base	\$0	\$12,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,950
Chargebacks	Proposed GO Bonds	Base	\$0	\$41,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,000
Construction	Proposed GO Bonds	Base	\$0	\$1,295,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,295,000
Design	Proposed GO Bonds	Base	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000
Total Budget			\$250,000	\$1,348,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,598,950

Total Operating Impacts	\$0	\$0	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$120,000
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# Appendix 1-Narrative Proposal Attachments

## Letters of Commitment



November 7, 2017



Stacie Beute  
Conservation Alliance Director  
Desert Botanical Garden  
1201 N Galvin Parkway  
Phoenix, AZ 85008

John R. Sefton, Jr.  
Community Services Director  
City of Peoria, Community Services Department  
9875 N. 85th Avenue  
Peoria, AZ 85345  
RE: Letter of Support for EPA Brownfields Grant

Dear Mr. Sefton:

This letter is to support the City of Peoria in its application for a United States Environmental Protection Agency (USEPA) Brownfields Site Specific Assessment Grant. As a long-standing partner with the City of Peoria in conservation and environmental planning activities, the Central Arizona Conservation Alliance is delighted to provide this letter of support for the City's efforts to assess the parcels associated with the 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park Project.

The Central Arizona Conservation Alliance (CAZCA) aligns and unifies the efforts of more than sixty partnering organizations to conserve, restore, and raise awareness for open space in Central Arizona. Through community engagement, collaboration, and strategic regional coordination, CAZCA works to ensure a sustainable regional preserve system that supports healthy ecosystems and healthy communities. In 2017, CAZCA completed a Regional Open Space Strategy for Maricopa County which, among other things, identified parcels of high conservation value for the protection of water resources and habitat. The 99<sup>th</sup> Avenue and Olive parcels identified for assessment under this proposed grant have been determined to have high conservation value, and if rehabilitated, would be a tremendous addition to the New River Trail system, bolstering regional connectivity. The Alliance is very pleased to see City of Peoria leadership firmly committed to the redevelopment of these areas.

We fully appreciate that an assessment of a site like the one at 99<sup>th</sup> Avenue and Olive requires significant research, planning, and monitoring, and as such, significant human and financial resources. The EPA Brownfields Assessment grant funds would most certainly grow the capacity of the City to complete this work. CAZCA will lend its support to City of Peoria through opportunities to share the project within the partnership and participation in community outreach and meetings.

Sincerely,

A handwritten signature in black ink that reads "Stacie Beute". The signature is fluid and cursive, with the first name "Stacie" and last name "Beute" clearly distinguishable.

Stacie Beute  
Conservation Alliance Director, Desert Botanical Garden



Fit4Mom Peoria, AZ  
Kelly Nielsen  
Franchise Owner

**John R. Sefton, Jr., CPRP**  
Director  
**City of Peoria**  
**Community Services Department**  
9875 North 85th Avenue  
Peoria, Arizona 85345  
Office: [623-773-7135](tel:623-773-7135)  
[john.sefton@peoriaaz.gov](mailto:john.sefton@peoriaaz.gov)

Dear Mr. Sefton,

Fit4Mom wishes to document our support for the City of Peoria's application for the United States Environmental Protection Agency (USEPA) Brownfields Site Specific Assessment Grant for the 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park Project.

Fit4Mom has been working with the city of Peoria parks for the last 10 years. Fit4mom encourages moms to become healthy and fit all while having their little one along for the ride in the stroller. Our mission is to help moms make strides in fitness, life and motherhood. Here is a picture of our mission statement.



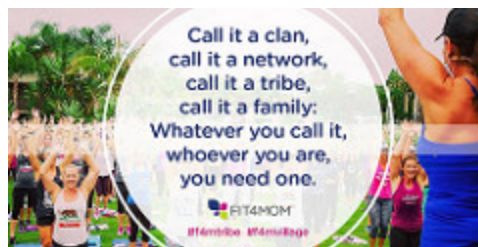
The City of Peoria parks provide our moms with comfortable and safe environments for themselves and their kiddos. New expansions would greatly benefit our moms and kids to better enjoy their health and fitness journey.

The City of Peoria trailhead project as proposed is an excellent way to revitalize the barren land adjacent to the New River at 99<sup>th</sup> Avenue. The New River Trail is one of Peoria's most used and treasured recreational amenities. Our moms find great value in the ability to utilize the system as a free and safe connection to nature and as a means to stay active and healthy. Our moms would benefit greatly from a new fitness park. This addition would help these ladies meet their fitness goals as well as provide a safe environment for their exercises to be carried out in.

We understand this brownfields project will include community involvement and will coordinate with local planning in our area. We commit to assist with outreach and citizen-engagement efforts for this project by distributing information through our organization's various media (webpage, social media and bulletin boards).

Sincerely,

Kelly Nielsen  
Fit4mom Franchise owner





11/6/2017

Anne Reichman  
Director, Sustainable Cities Network and Project Cities  
Arizona State University  
P.O. Box 875402  
Tempe, AZ, 85287-5402

John R. Sefton, Jr.  
Community Services Director  
City of Peoria, Community Services Department  
9875 N. 85<sup>th</sup> Avenue  
Peoria, AZ 85345

Dear Mr. Sefton:

It has come to the attention of Arizona State University's Sustainable Cities Network (SCN) that the City of Peoria is applying for a United States Environmental Protection Agency (US EPA) Brownfields Site Specific Assessment Grant for the assessment of parcels associated with the 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park Project. As a regional education partner of Peoria in the areas of planning, sustainability, environmental health and justice, SCN is happy to provide this letter of support for the City's grant project efforts.

SCN is a statewide program for communities helping to share knowledge, coordinate efforts, understand and solve local, regional and statewide sustainability problems; and identify collaborative opportunities. It is designed to foster partnerships, identify best practices, provide training and information, and create a bridge between ASU's research and front-line challenges facing local communities. SCN members include a broad range of professional practitioners from Arizona cities, towns, counties and Native American communities, all of which are responsible for implementing sustainable practices at a local or regional level.

The parcel assessments, along with the addition to the New River Trail system, will serve as a topic of discussion among SCN city participants. In particular the revitalization of a former landfill and environmentally impaired area provide best practices and development examples other Arizona communities can replicate and learn from Peoria's vision and leadership.

We realize that while planning is underway, the environmental uncertainties of the 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park Project will require funding to see this project to fruition. The allocation of Brownfields Assessment grant funds would most certainly influence this project's success. With this in mind, SCN supports the City of Peoria's submission for this grant application. Specifically, we will provide information to our community partners on this Brownfield project and participate in related meetings as requested by the city.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Reichman", is written over the word "Sincerely,".

Anne Reichman  
Director, Sustainable Cities Network and Project Cities

# SUN AIR ESTATES UNIT 1, INC.

P. O. 607

PEORIA, AZ 85380

E-mail: [sunairestates1@gmail.com](mailto:sunairestates1@gmail.com)

November 6, 2017

John R. Seton, Jr.

Community Services Director

City of Peoria, Community Services Department

9875 N. 85th Ave

Peoria, AZ 895345

Mr. Seton,

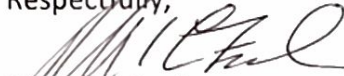
The Sun Air Estates Unit 1 neighborhood is located in close proximity to the New River Trail. Our residents are active users of the Trail and we are pleased to see our community leaders pursuing access points to the trail in our area. We would like to affirm our support for the City of Peoria's application for the United States Environmental Protection Agency (USEPA) Brownfields Site Specific Assessment Grant for the 99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park Project

Sun Air Estates Unit 1 is a 55+ community consisting of 165 residential units housing approximately 305 adults, many of whom are active walkers.

The blighted parcels at 99<sup>th</sup> Avenue and Olive have been a concern for our community for some time. The City of Peoria trailhead and park project will be a welcome addition to the safety, accessibility and health of our neighborhood.

As part of our commitment to the effort, we will provide information to our residents and participate in meetings relate to the project.

Respectfully,



Ronald C Ford

President, 2017 Board of Directors



## Appendix 2-Threshold Criteria Response Attachments





### III.B. Threshold Criteria Responses

1. **Applicant Eligibility:** The City of Peoria, Arizona is a General Purpose Unit of Government as defined under 2 CFR 200.64.
2. **Community Involvement:** The City has a webpage dedicated to this project and has a system in place to update the page on a monthly basis. The City's Parks and Recreation board meets on a monthly basis to invite the public to discuss upcoming projects. The community surrounding the Site will be invited to the public meeting when this project is discussed. The meeting invitations will be mailed. We have also established an email list of local Home Owner's Associations and special interest groups. The City met with a local mother's group while crafting our initial trailhead and fitness park concept. That outreach will continue, once we have the assessment data and cleanup planning started.

### III.C. Additional Threshold Criteria for Site-Specific Proposal

1. **Basic Site Information:**
  - a. **Name of the Site:** Proposed 99<sup>th</sup> Avenue & Olive Trailhead and Fitness Park
  - b. **Address of the Site:** Olive Avenue on the west side of New River
  - c. **Current Owner of the Site:** Johnson Family Trust
2. **Status and History of Contamination at the Site:**
  - a. **Is the Site contaminated with petroleum or hazardous substances:** Hazardous
  - b. **Operational history and current use(s) of the Site:** Beginning some time before 1949, the Site and vicinity was mined for sand and gravel, and the resulting excavations covering most of the Site were subsequently filled with apparent soil, construction and household debris until the mid-1960s. The Site was eventually graded and was crossed by an unpaved extension of 99<sup>th</sup> Avenue until 1992, when the road was abandoned. The site has been vacant and unused since that time.
  - c. **Environmental concerns at the Site:** Hazardous materials in soil and debris related to undocumented fill and the potential for groundwater impacts.
  - d. **How the Site became contaminated and the nature and extent of the contamination:**

The Site became contaminated due to historic uses. A limited geotechnical investigation was performed in 2015, including drilling several soil borings and test pits on the Site that identified "undocumented fill" extending up to 35 feet below ground surface. The fill material contained trash such as cloth, carpet, paper, wood, rubber, tires, styrofoam, wire, glass, concrete, brick, and plastic. Limited laboratory analysis of the soil borings detected low concentrations of volatile organic compounds, semi-volatile organic compounds, and polychlorinated biphenyls. The presence of asbestos containing materials, the extent and degree of contaminated soil and the potential for groundwater impacts are not currently assessed.





**3. Brownfields Site Definition:**

- a. The City of Peoria affirms that the Site is not listed or proposed for listing on the National Priorities List.
- b. The City of Peoria affirms, the Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. The City of Peoria affirms that the Site is not subject to the jurisdiction, custody, or control of the U.S. Government.

**4. Enforcement or Other Actions:** The City of Peoria is not aware of any ongoing or anticipated environmental enforcement or other actions related to the Site. The City of Peoria is not aware of any inquiries or orders from federal, state or local government entities regarding the responsibility of any party for the contamination or hazardous substances at the Site, including any liens.

**5. Sites Requiring a Property-Specific Determination:** The City of Peoria affirms that the Site does not require a Property-Specific Determination.

**6. Site Eligibility and Property Ownership Eligibility:**

**a. Property Ownership Eligibility- Hazardous Substance Sites**

(1) **CERCLA §107 Liability:** The City Affirms that it is not potentially liable for contamination at the site under CERCLA §107. The City does not currently own the Site. Prior to taking ownership, the City will complete the necessary All Appropriate Inquiry to meet the Bona Fide Prospective Purchaser protection.

(2) **Information on Liability and Defenses/Protections, Applicant Does NOT Own the Site:**

- a. The City of Peoria affirms that we did not arrange for the disposal of hazardous substances at the Site or the transport of hazardous substances to the Site. The City did not cause or contribute to any releases of hazardous substances at the Site.
- b. The City has been discussing with the current property owner acquisition of the Site through donation. The current property owner will not have an active role in the City's assessment of the Site.
- c. However, the current property owner has granted the City access to the Site.

**7. Waiver of \$200,000 Limit:** Not Applicable

**City of Peoria, Site-Specific Brownfields Assessment  
Grant FY18  
99<sup>th</sup> Avenue and Olive Trailhead and Fitness Park**

**Application for Federal Assistance SF-424**

Question # 14 Areas Affected by Project (Cities, Counties, States, etc.):

The site location, 99 Avenue and Olive, is located in:

City: Peoria, Arizona,  
County: Maricopa  
State: Arizona

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Peoria

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

86-6003634

\* c. Organizational DUNS:

8098121700000

### d. Address:

\* Street1:

8401 W Monroe

Street2:

\* City:

Peoria

County/Parish:

Maricopa

\* State:

AZ: Arizona

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

85345-6560

### e. Organizational Unit:

Department Name:

Development and Engineering

Division Name:

Architectural Services

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Kathy

Middle Name:

\* Last Name:

Sponsel

Suffix:

Title:

Architect

Organizational Affiliation:

\* Telephone Number:

623-773-7636

Fax Number:

623-773-7211

\* Email:

Kathy.Sponsel@peoriaaz.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

\* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Peoria 424 Form Question #14.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Peoria's proposed 99th Avenue and Olive Trailhead and Fitness Park.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="165,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="165,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: